

039.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

777,500 / 777,500

777,500 / 777,500

777,500 / 777,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		UNIVERSITY RD, ARLINGTON

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6480.000	383,700	600	393,200	777,500	
Total Card	0.149	383,700	600	393,200	777,500	Entered Lot Size
Total Parcel	0.149	383,700	600	393,200	777,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	376.70	/Parcel: 376.70	Land Unit Type:

APPRAISED:

777,500 / 777,500

USE VALUE:

777,500 / 777,500

ASSESSED:

777,500 / 777,500


**Patriot**  
Properties Inc.
**OWNERSHIP**

Unit #:

Owner 1: GAVIN DAVID/MAE-ELLEN	
Owner 2:	
Owner 3:	
Street 1: 10 UNIVERSITY RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: COSTA BARTHOLOMEW C -
	Owner 2: -
	Street 1: 10 UNIVERSITY RD
	Twn/City: ARLINGTON
	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes
	COSTA BARTHOLOM	33556-472	9/1/2001 250,000 No No
		17527-102	10/1/1986 1 No No F

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480	Sq. Ft.	Site			0	64.	0.95	3									393,217						393,200	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1437	Insulate	1,200	C				
4/13/2005	389	Addition	160,000		G7	GR FY07		

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	189	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
3/3/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH							
Type:	5 - Cape		Full Bath:	1	Rating:	Good			OF=SINK IN BMT. RUBBERMAID SHED.										
Sty Ht:	1H - 1 & 1/2 Sty		A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good												
Foundation:	2 - Conc. Block		A 3QBth:		Rating:														
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good													
Prime Wall:	4 - Vinyl		A HBth:		Rating:														
Sec Wall:		%	OthrFix:	1	Rating:	Average													
Roof Struct:	1 - Gable		OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good			1st Res Grid Desc: Line 1 # Units 1										
Color:	BEIGE		A Kits:		Rating:				Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:			Frl:		Rating:				Other										
GENERAL INFORMATION						WSFlue:		Rating:	Upper										
Grade:	C - Average		CONDO INFORMATION						Lvl 2										
Year Blt:	1952	Eff Yr Blt:							Lvl 1										
Alt LUC:			Alt %:							Lower									
Jurisdct:	G7	Fact:							Totals RMS: 6 BRs: 3 Baths: 1 HB 1										
Const Mod:							REMODELING						RES BREAKDOWN						
Lump Sum Adj:													Exterior:	No Unit	RMS	BRS	FL		
INTERIOR INFORMATION												Interior:	1	6	3	M			
Avg Ht/FL:	STD		DEPRECIATION						Additions:	2005									
Prim Int Wal:	2 - Plaster								Kitchen:										
Sec Int Wall:									Baths:										
Partition:	T - Typical							Plumbing:											
Prim Floors:	3 - Hardwood								Electric:										
Sec Floors:									Heating:										
Bsmnt Flr:	12 - Concrete								General:										
Subfloor:							CALC SUMMARY						COMPARABLE SALES						
Bsmnt Gar:							Basic \$ / SQ:						110.00	Rate Parcel ID Typ Date Sale Price					
Electric:	3 - Typical								Size Adj.:	1.15872097									
Insulation:	2 - Typical								Const Adj.:	0.98990101									
Int vs Ext:	S								Adj \$ / SQ:	126.172									
Heat Fuel:	2 - Gas								Other Features:	94724									
Heat Type:	1 - Forced H/Air								Grade Factor:	1.00									
# Heat Sys:	1							NBHD Inf:	1.00000000										
% Heated:	100	% AC:	100							NBHD Mod:									
Solar HW:	NO	Central Vac:	NO							LUC Factor:	1.00								
% Com Wal			% Sprinkled:							Adj Total:	402157								
MOBILE HOME						Make:			Model:			Serial #			Year:			Color:	
SPEC FEATURES/YARD ITEMS						PARCEL ID 039-0-0003-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101							
19	Patio	D	Y	1	10X12	A	AV	2014	5.38	T	5	101			600		600		

The sketch illustrates a residential grid layout with various rooms labeled by room number. The layout includes a main house footprint with rooms numbered 1 through 14, a garage footprint with room 15, and an open porch area with room 16. Other rooms labeled include 21, 5, 13, 18, 3, 4, 3, 4, 12, 10, 3, 12, 7, 13, and 5. Room 12 is labeled as FFL12 BMT. Room 16 is labeled as TQS FFL BMT. Room 1 is labeled as WDK.

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,194	126.170	150,649						
BMT	Basement	1,182	37.850	44,741						
TQS	3/4 Story	576	126.170	72,675						
SFL	Second Floor	294	126.170	37,095						
WDK	Deck	128	13.670	1,750						
OPP	Open Porch	12	43.560	523						
Net Sketched Area: 3,386				Total: 307,433						
Size Ad	2064	Gross Area	3578	FinArea	2064					

The image shows a view of a property from outside. It features several mature trees in the foreground and middle ground. In the background, there is a building with a visible roofline and some architectural details. The sky is overcast.

